

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **July 18, 2005**

### **Members Present-**

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Becky Howard-Deputy Clerk, Barry Ginn-Barrineau & Ginn Engineering, Dale Parrett-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from July 11, 2005. Mrs. Howard seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **Natural Resources of Central Florida – Major Development – Conceptual Plan Review**

Cary O. Cohrs-General Manager for Natural Resources of Central Florida, Inc., Anna H. Long-Attorney for Lowndes, Drosdick, Doster, Kantor, and Reed, James E. Golden-Vice President for HSA Golden Environmental and Engineering Consultants, and John B. Koogler-Koogler and Associates Environmental Services, were all present and requesting conceptual approval to modify an existing conditional use permit for the purpose of constructing a cement manufacturing plant and associated entrance road on 46 acres. Introductions were made and a brief overview of the project proposal was given. Natural Resources are the property owner. Dixie Lime and Stone propose to lease the property for their mining operation. The project location was chosen for the purpose of meeting required setbacks/buffers and to provide necessary access for equipment. The existing vegetation will be utilized for screening. The proposed facility will be approximately 1600' from C-470 and should be unseen from the road. Dixie Lime and Stone own or lease the majority of the surrounding properties located to the west. Efforts by the applicant have been made to contact all other surrounding property owners. The federal prison is located to the east of this project. Proper permitting will be required for the use of a variety of fuel sources, such as natural gas, diesel fuel, coal, and tires. Natural gas will be piped in. The railroad spur has been removed from the property, so that will not be an option for shipment of fuel. The proposed traffic flow was discussed. The majority of the traffic will be enclosed cement tankers, which is similar to the existing traffic. There will be miscellaneous deliveries also. There are 90 new employees proposed for two separate shifts. Proposed daily trip generation was discussed. The applicant would like to hire as many experienced local residents as possible for the available positions. The construction phase will consist of 250-300 workers for an expected period of 18 months. A traffic study will determine the need for a turn lane and/or decel lane. The traffic study will be provided by the County and funded by the applicant.

Engineering comments were discussed. An updated endangered species survey and approval letter from the Division of Historical Resources will be required prior to development approvals. Stormwater issues will be addressed on the engineering plans. There is one new well proposed for process and potable water. All necessary Florida Department of Environmental Protection permits are required. A site plan is also required. The proposed parking area will comply with all American Disability Act and County code requirements. All setback requirements will be met. Air quality control and required state permits were discussed. Wind direction distribution will meet all state and federal regulations. The fuel burning process and emissions quality were discussed. There are five emission pollutant monitors proposed that would be monitored 24 hours per day, 7 days per week. Pollution control and the combustion process were discussed. All tires utilized for fuel will be regulated. Passenger vehicle tires only are used for consistent fuel burning. The applicant was commended for the well-prepared and organized submittal that had been presented.

Mrs. Webb moved to recommend approval to the Zoning and Adjustment Board of the conceptual plans, subject to all comments being addressed on revised plans. Mrs. Howard seconded the motion and the motion carried.

The next meeting is scheduled for July 25, 2005.

Meeting adjourned at 2:50 PM.